

**Village of Cold Spring
Planning Board
85 Main Street, Cold Spring, New York 10516**

**Public Hearing
11-10-16**

The Village of Cold Spring Planning Board held a public hearing on November 10, 2016 at 7 pm.

Attending were Board members: Chair Matt Francisco, Arne Saari, Ezra Clementson and David Marion. Judith Rose was absent. Village Attorney John Furst was also in attendance. The meeting was called to order at 7:02pm.

Public Hearing

The public hearing is to consider the site plan approval application by Catherine Blanche to reconfigure an existing three-family residential dwelling to a mixed-use building with three residential dwelling units and one commercial retail unit. The building is located at 2 Depot Square, Cold Spring, NY. The subject property is known as Tax Map Section 48.12, Block 2, Lot 2. The property is located within the B-1 zoning district as well as the national historic district.

Notice was previously distributed in connection with applicant's original proposal to add a residential dwelling unit. However, applicant recently modified its request by proposing to add one commercial retail unit instead of the residential unit.

Karen Parks appeared on behalf of the applicant. She presented an amended application that maintains the existing number (3) of apartments and adds a retail space. Parks presented plans illustrating the amended application and a revised zoning and parking table. Parks also submitted the USPS return receipts to adjacent residences that had been notified of the public hearing.

Parks informed the Board that the applicant has received setback and parking space size variances from the Zoning Board of Appeals (ZBA).

Per code, Parks said the three residential dwelling units will each require two parking spaces for a total of six. The retail unit will require six parking spaces (based on one space per 150SF.) Allowing for current onsite parking, the applicant requests a variance for nine parking spaces or, if the tandem space is disallowed, ten spaces.

Discussion

- Board members are concerned about fire safety issues for the cars parked in the garage and expressed a desire for a clear, definitive response from the building inspector.
- Board members are concerned about setting a precedent should they grant parking waivers for the residential dwelling units.

- M. Francisco proposed granting parking waiver for the commercial space and to refer the applicant to the ZBA for a variance for the parking for the residential dwelling units.
- Board members discussed how anticipated resident parking permits (recently approved by New York State) would integrate with the board's consideration of parking waivers and other parking related issues.
- Parks noted that the code doesn't differentiate between resident and commercial waivers.
- Village attorney John Furst noted that the planning board only makes recommendations and that the final decision is made by the village board of trustees.
- Furst also stated that he doesn't see a problem - - precedence-wise - - for the planning board to recommend waivers for the residential units as there is no expansion. The waivers would be used as a mechanism to bring the 3 existing apartments up to the current code. With this important clarification in the Resolution the Board was willing to proceed with recommendation of Parking Waivers.
- Parks reaffirmed that the applicant is seeking parking waivers for four spaces (related to the residential dwelling units) and six spaces for the commercial space.

Public Comment - None

D. Marion made a motion to recommend that the Village grant ten parking waivers. A. Saari seconded and the motion passed unanimously.

E. Clementson made a motion to close the public hearing. A. Saari seconded and the motion passed unanimously.

E. Clementson made a motion to accept the amended site plan. A. Saari seconded and the motion passed unanimously.

A. Saari made a motion to close the Oct. 13, 2016 public hearing in anticipation of a new public hearing for the amended application scheduled for Nov. 10, 2016. E. Clementson seconded and the motion passed unanimously.

Approval of Minutes

A. Saari made a motion to accept the minutes, as amended for August 11, September 8 and October 27. E. Clementson seconded and the motion passed unanimously.

Reports of Members

None

Correspondence

None

New Business

Scenic Hudson, for an amended site plan to develop a new public overlook and improve the central gathering area in front of the historic Foundry office building.

Heather Blaikie presented photographs, site plan and design images. The original site plan was approved in 2010.

D. Marion made a motion to proceed with a public hearing to be held on December 8, 2016. E. Clementson seconded and the motion passed unanimously.

Applicant was instructed to notify adjacent property owners who may be affected by the proposed work via USPS certified/return receipt mail

Cold Spring Apothecary, 75 Main Street for an amended site plan to include the addition of beverage and food service.

Appearing on behalf of the applicant Stacy Douglas described the project and noted that: Putnam County Department of Health approval has been granted, no new seating will be added (to the three existing seats) and that the Apothecary would be providing only “grab and go” service.

Discussing the parking requirements, it was noted that:

- The applicant stated that no parking waivers are currently in place.
- Furst explained that as no waivers had been issued the entire space would now need to be brought up to the current code. This would require that the parking waivers would be calculated using the entire space, which would require approximately (11).
- Applicant was requested to submit a parking table and amended site plan.

E. Clementson made a motion for a public hearing to be held on December 8, 2016. D. Marion seconded and the motion passed unanimously.

E. Clementson made a motion to recommend that the Village Board of Trustees grant a variance for (12) parking spaces, subject to the public hearing. A. Saari seconded and the motion passed unanimously.

Board Business

None

Public Comment

None

Adjournment

A. Saari made a motion to adjourn the meeting. D. Marion seconded and the meeting was adjourned at 9pm.

Submitted by:

Matthew Francisco

1/12/2017

Matt Francisco, Chair

Date